064.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,500 / 852,500
					USE VALUE:	852,500 / 852,500
					ASSESSED:	852,500 / 852,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	FARRINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARNOWSKI FRANK C
Owner 2:	HUNG CINDY S
Owner 3:	
Street 1:	82 SOUTH RD
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN MARY ELLEN/ TRUSTEE -
Owner 2:	SULLIVAN FAMILY 2020 TRUST -
Street 1:	3 KING ST
Twn/City:	ROCKPORT
St/Prov:	MA Cntry
Postal:	01966

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2531 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4275.000	468,700		383,800	852,500
Total Card	0.098	468,700		383,800	852,500
Total Parcel	0.098	468,700		383,800	852,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.79 /Parcel: 336.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41163

GIS Ref

GIS Ref

Insp Date 11/16/18

!5553!

PREVIOUS ASSESSMENT

Parcel ID 064.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	468,700	0	4,275.	383,800	852,500		Year end	12/23/2021
2021	104	FV	447,700	0	4,275.	383,800	831,500		Year End Roll	12/10/2020
2020	104	FV	447,900	0	4,275.	383,800	831,700	831,700	Year End Roll	12/18/2019
2019	104	FV	348,900	0	4,275.	356,400	705,300	705,300	Year End Roll	1/3/2019
2018	104	FV	348,900	0	4,275.	356,400	705,300	705,300	Year End Roll	12/20/2017
2017	104	FV	327,500	0	4,275.	312,500	640,000	640,000	Year End Roll	1/3/2017
2016	104	FV	327,500	0	4,275.	285,100	612,600	612,600	Year End	1/4/2016
2015	104	FV	292,400	0	4,275.	252,200	544,600	544,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:23:00

LAST REV

Date	Time
12/07/21	09:43:45
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5553

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN MARY E	79075-246	1	11/4/2021		960,000	No	No		
SULLIVAN MARY E	75964-388		10/23/2020	Convenience	1	No	No		
BARRY MARGARET	29499-421		12/10/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	41163
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2014	1590	Re-Roof	9,700					Strip and re-roof.
1/26/2012	96	New Wind	4,865					replace 4 windows
7/9/1996	312	Manual	4,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
1/31/2018	Mail Update	EMK	Ellen K
12/17/2008	Meas/Inspect	294	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4275		Sq. Ft.	Site		0	70.	1.28	12									383,776						383,800	

Total AC/HA:	0.09814	Total SF/SM:	4275	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	383,776	Spl Credit		Total:	383,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11666667
Const Adj.:	0.98000199
Adj $ / SQ:	196.980
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679283
Depreciation:	210578
Depreciated Total:	468705

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

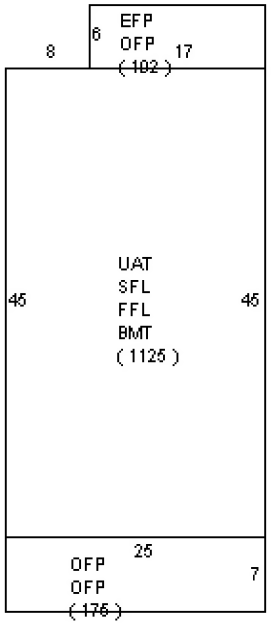
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.98
Special Features:	0	Val/Su Net:	111.33
Final Total:	468700	Val/Su SzAd	208.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	59.090	66,481
FFL	First Floor	1,125	196.980	221,603
SFL	Second Floor	1,125	196.980	221,603
OFP	Open Porch	452	19.750	8,926
UAT	Upper Attic	281	137.890	38,781
EFP	Enclos Porch	102	52.840	5,389

Net Sketched Area:	4,210			Total:	562,783
Size Ad	2250	Gross Area	5054	FinArea	2531

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

064.0-0001-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	